



**CITY OF MANCHESTER
ZONING BOARD ADJUSTMENT
ONE CITY HALL PLAZA
MANCHESTER, NH 03101**

Tel: (603) 624-6475

Fax: (603) 624-6324

www.ManchesterNH.gov

e-mail: building@ci.manchester.nh.us

Dated: March 4, 2005

MANCHESTER, NH ZONING BOARD OF ADJUSTMENT

Board Decisions from the March 3, 2005 Public Hearing and Business Meeting

PUBLIC HEARING

1. Case # 26-ZO-05– Lawrence Constantine (Owner) proposes to build a 13' x 26' carport and seeks a **variance** from Sections 6.07 side yard setback and 10.09 (B) parking setbacks of the Z.O., per plans submitted November 16, 2004 at **39 Devco Dr. - Granted**
2. Case #27-ZO-05 – James Cavanaugh (Owner) proposes to erect a 27' above ground pool in street yard and seeks a **variance** from Section 8.24 (A) (1) Accessory structures of the Z.O., as per plan submitted January 25, 2005 at **10 Healion St. - Granted**
3. Case #28-ZO-05 – David Smith (Owner) proposes to subdivide lot into two lots: at lot 19, maintain existing single-family dwelling and at lot 19-1 demolish garage and build a 2-story, single-family dwelling and seeks a **variance** from Section 6.07 lot area, 6.02 lot width, 10.09 (B) parking setbacks, 10.06 (A) parking layout for Lot 19 and Sections 6.07 lot area, front and width and 10.09 (B) parking setbacks for Lot 19-1 of the Z.O., as per plans submitted January 20, 2005 at **53 Clough Ave. - Denied**
4. Case #29-ZO-05 – Scott Mastrolillo (Owner) proposes to maintain an 8' x 12' shed in rear yard and seeks a **variance** from Section 6.07 lot coverage and 8.24 (A) (3) (2 counts) of the Z.O., as per plans submitted February 1, 2005 at **28 A Street. - Denied**
5. Case #30-ZO-05 – William Burgess (Agent) proposes to maintain retaining wall in side yard and seeks a **variance** from Section 8.22 (D) fences, walls of the Z.O., as per plans submitted February 2, 2005 at **29 Lavallee Lane. - Granted**
6. Case #31-ZO-05 – Ekrem Smajic (Owner) proposes to build a 6' x 22' x 14' x 14' side porch and seeks a **variance** from Section 6.07 side yard setback of the Z.O., as per plans submitted February 3, 2005 at **96 Wilmot St. - Granted**

7. Case #32-ZO-05 – Lori Resnick (Owner) proposes to build a 16' x 20' two-story addition with full foundation; also build a 48' x 26' two-story, 3-stall garage with foundation and seeks a **variance** from Section 6.07 side yard setback of the Z.O., as per plans submitted February 9, 2005 at **351 Ledgewood Rd. - Granted**
8. Case #33-ZO-05 – Craig Gilroy (Owner) proposes to build an 18'-4" x 24' three-story addition with 2-stall garage under and seeks a **variance** from Section 6.07 side yard setback of the Z.O., as per plans submitted January 31, 2005 at **156 Vandora Dr. - Denied**
9. Case #34-ZO-05 – Allison Foster (Owner) proposes to build a 10' x 12' shed with enclosed fencing to house three goats for 4-H program and seeks a **variance** from Sections 5.10 (B) (3) Agriculture & Livestock and 8.08 Supplementary Regulations of the Z.O., as per plans submitted February 7, 2005 at **2042 Candia Rd. – Granted**

BUSINESS MEETING

Subsequent Application:

Case #38-ZO-05 – **48 Henriette St.** (convert 32 rooming units & 8 apartments to 38 rooming units and 8 apartments, no additional parking, remove stipulation) **Granted**

Steven J. Freeman, Chairman

Full text of the agenda items is on file for review in the Building Department. The order of the agenda is subject to change on the call of the Chairman. The Manchester Zoning Board of Adjustment is committed to accessibility for people with disabilities. The Board Members may view the property prior to the Public Hearing.